

ORDINANCE 86 - 8

To Amend the Zoning Maps from RL to BA and
Grant Outline Plan Approval

RE: (The north side of SR 45 and east of Hwy
37) Bill C. Brown Associates

WHEREAS, the Common Council passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, BA/PCD-105-85, and recommended that the petitioner, Bill C. Brown Associates, be granted an amendment to the Bloomington zoning maps and request that the Common Council consider their petition for rezoning of certain property:

NOW, THEREFORE BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT;

SECTION I. Through the authority of IC 36-7-4 that the zoning be changed from RL to BA for property located on the north side of SR 45 and east of Hwy 37 and more accurately described as follows:

Part of the Northwest quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

COMMENCING at a point on the north line of said Section 7 and on the east right-of-way line of State Road 37 bypass, said point of beginning being 245.87 feet east of the northwest corner of said Section 7; thence east along the said north line 933.63 feet to a point being 148 feet west of the northeast corner of the west half of the northwest quarter of said Section 7; thence SOUTH 8 degrees 52 minutes 15 seconds EAST 350.00 feet to the point of beginning; thence SOUTH 89 degrees 29 minutes 56 seconds WEST 195.58 feet; thence SOUTH 43 degrees 30 minutes 00 seconds WEST 288.67 feet; thence SOUTH 41 degrees 13 minutes 35 seconds EAST 286.00 feet to the point of curvature of a curve to the right and having a central angle of 6 degrees 58 minutes 16 seconds, the radius point of said curve being SOUTH 48 degrees 46 minutes 25 seconds WEST 285.00 feet from said point; thence southeasterly along said curve 34.68 feet to a point of tangency, the radius point of said curve being SOUTH 55 degrees 44 minutes 41 seconds WEST 285.00 feet from said point; thence SOUTH 34 degrees 15 minutes 19 seconds EAST 25.27 feet; thence NORTH 55 degrees 44 minutes 41 seconds EAST 33.90 feet to the point of curvature of a curve to the left and having a central angle of 11 degrees 21 minutes 29 seconds, the radius point of said curve being NORTH 34 degrees 15 minutes 19 seconds WEST 1243.81 feet from said point; thence northeasterly along said curve 246.57 feet to a point, the radius point of said curve being NORTH 45 degrees 36 minutes 48 seconds WEST 1243.81 feet from said point; thence SOUTH 8 degrees 52 minutes 15 seconds EAST 73.94 feet to a point on the centerline of State Road 45, said point being on a non-tangent curve the radius point of which bears NORTH 43 degrees 40 minutes 09 seconds WEST 1303.81 feet; thence northeasterly along said curve approximately 60 feet to the east line of said west half of the northwest quarter; thence north along said east line approximately 335.00 feet to a point being NORTH 89 degrees 29 minutes 56 seconds EAST and approximately 110.00 feet from the point of beginning; thence SOUTH 89 degrees 29 minutes 56 seconds WEST approximately 110.00 feet to the point of beginning containing 3.6 acres more or less.

SECTION II. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the above designated property be designated a Planned Commercial Development.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 19 day Feb., 1986.


JAMES REGESTER, President
Bloomington Common Council

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington,
Monroe County Indiana, upon this 20 day of Feb, 1986.

Patricia Williams

PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 21 day of Feb, 1986.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

Approval would rezone this 3.6 acre parcel from RL to BA and grant an
outline plan approval.

3/10/86 Signed copies:

- 1. Relator*
- 2. Legal*
- 3. Planning*

****ORDINANCE CERTIFICATION****

In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number 86-8, is a true and complete copy of Plan Commission Case Number BA/PCD-105-85 which was given a recommendation of approval by a vote of 9 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on

Timothy A. Mueller
Planning Director

Date: 1/29/86,

Tim Mueller, Secretary
Plan Commission

Received by the Common Council Office this _____ day of _____,

Patricia Williams
Patricia Williams, City Clerk

Appropriation Ordinance # _____ Fiscal Impact Statement # _____ Resolution# _____
Ordinance

Type of Legislation:

Appropriation _____	End of Program _____	Penal Ordinance _____
Budget Transfer _____	New Program _____	Grant Approval _____
Salary Change _____	Bonding _____	Administrative Change _____
Zoning Change <u>X</u> _____	Investments _____	Short-Term Borrowing _____
New Fees _____	Annexation _____	Other <u>Outline Plan Approval</u> _____

RL to BA

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____
Unforeseen Need _____

Emergency _____
Other _____

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1 _____	\$ _____	\$ _____
Revenue to Date _____		
Revenue Expected for Rest of year _____		
Appropriations to Date _____		
Unappropriated Balance _____		
Effect of Proposed Legislation(+/-) _____		
Projected Balance _____	\$ _____	\$ _____

Signature of Controller _____

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes _____ No X

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion. Ultimate development will affect both costs and revenues, however it is not anticipated that rezoning of this 3.6 acre tract will have a major fiscal impact.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary)

Agency submitting legislation Bloomington City Planning Department

By Tim Mueller

Date 1/29/86

